

LOT 38 FRANK THOMAS S/D UNREC.  
 COMM NW COR OF NW1/4 OF NE1/4, R  
 E 156.88 FT, S 25.03 FT FOR POB,

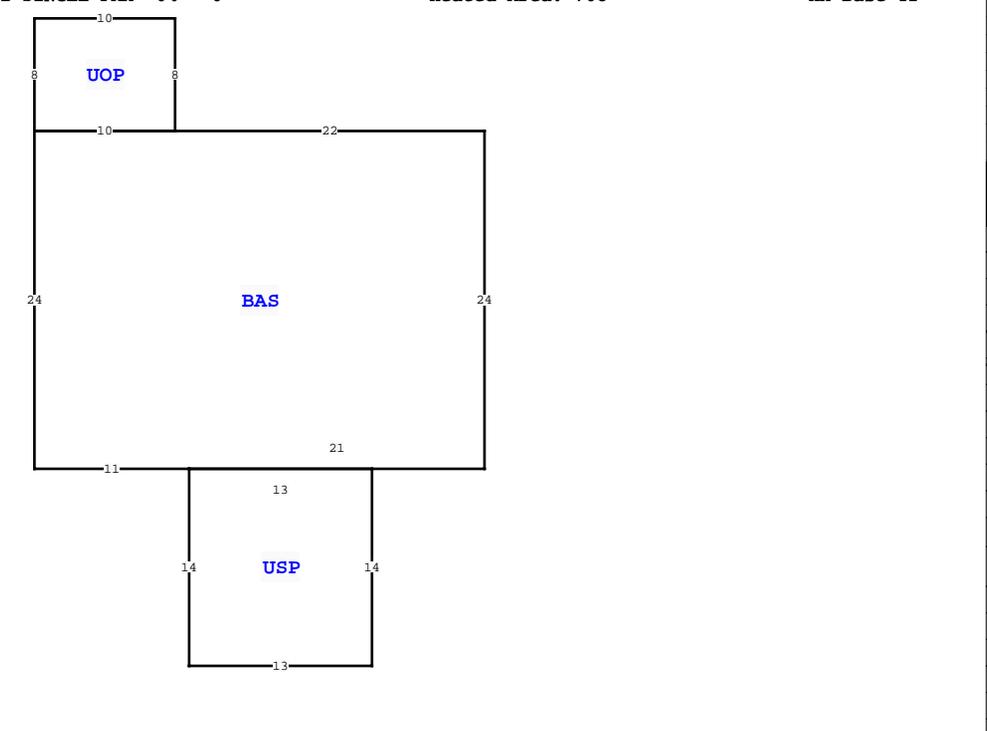
ALVAREZ JAMES D/ALVAREZ ERNIE D  
 PO BOX 26564  
 JACKSONVILLE, FL 32226

**2026**

01-2S-17-04659-011

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	848	69.5466	77.89	66,051	1980	1980	0	0	35.00	65.00	



Quality	03 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 05				
NEIGHBORHOOD/LOC	1217.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	38,883
UOP	80	20		16	810
USP	182	35		64	3,240
TOTALS	1,030			848	42,933

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	42,933		
TOTAL MARKET OB/XF VALUE	1,300		
TOTAL LAND VALUE - MARKET	13,185		
TOTAL MARKET VALUE	57,418		
SOH/AGL Deduction	0		
ASSESSED VALUE	57,418		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	57,418		
TOTAL JUST VALUE	57,418		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	57,418		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/2414	10/21/2021	WD	P	I	98	100
GRANTOR: ALVAREZ JAMES D						
GRANTEE: ALVAREZ JAMES ALAN						
1182/1376	10/05/2009	PR	U	I	11	100
GRANTOR: JAMES D ALVAREZ (PR)						
GRANTEE: JAMES D & JACQUELIN						

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0294	SHED WOOD/	0 0	0 0
2	0296	SHED METAL	0 0	0 0

135 NE OWLRUN WAY, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 UOP= N8 W10 S8 E10\$ W10 S24 E11 USP= S14 E13 N14 W13\$ E21 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	2.77	AC		1.00	1.00	0.85	5,600.00	4,760.00	13,185							